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City of
Patterson

General Plan



Policy Document

Adopted June 11, 1992



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INTRODUCTION

THE CITY OF PATTERSON

The city of Patterson is situated in western Stanislaus County on Highway 33. It lies between Interstate 5, three miles to the west, and the San Joaquin River, about three miles to the east. Patterson is approximately 15 miles west of Modesto, the county seat. Named after its founder, T.W. Patterson, the City incorporated in 1919. Patterson is the self-proclaimed "Apricot Capital of the World."

PURPOSE AND NATURE OF THE GENERAL PLAN

A general plan is a legal document, required by state law, which serves as a community's "constitution" for development and the use of land within its planning area. It must be a comprehensive, long-term document, detailing proposals for the "physical development of the city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (*Government Code* §65300 et seq.). Time horizons vary, but the typical general plan looks 10-20 years into the future.

The law specifically requires that the general plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise, and safety. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies.

Preparing the general plan can be viewed as an activity which sharpens and focuses the many concerns of citizens within the community and provides a structure by which these often conflicting concerns can be forged into a common vision of the future. By focusing attention on the issues facing the community and placing them in an expanded time frame, the general plan helps citizens to see their community as a complex system--a living entity that grows and responds to problems and opportunities--and it helps to guide the community along an agreed-upon course.

On a more concrete level, preparing, adopting, and maintaining a general plan serves the following purposes:

- To establish within local government the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- To identify the community's environmental, social, and economic goals;
- To record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- To provide citizens with information about their community and with opportunities to participate in the local planning and decision-making process;
- To improve the coordination of community development and environmental protection activities among local, regional, state, and federal agencies; and

- To establish a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

While the general plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interconnected actions according to the direction set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using their "corporate power," local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their "police power," local governments regulate citizens' use of their property through zoning, subdivision, and building regulations in order "to promote the health, safety, and welfare of the public." The general plan provides the framework for the exercise of these powers by local officials. By virtue of state law and case law, all zoning, subdivision, and public works decisions must be consistent with the general plan.

PREPARATION OF THE GENERAL PLAN

In January 1988, the City of Patterson initiated a comprehensive revision of its 1978 *General Plan*. The City retained a multi-disciplinary consulting team headed by J. Laurence Mintier & Associates to assist the City in its general plan effort. The first step in the process was preparation of a *Community Concerns Summary Report* based on a townhall meeting in April 1988, a series of interviews with City officials, and responses to a widely distributed survey form.

As the foundation for policy development, the consulting team subsequently prepared a detailed *Background Report* describing existing conditions and trends in Patterson. The *Background Report* includes chapters on land use, housing, population, economic conditions and fiscal considerations, transportation and circulation, public facilities and services, recreational and cultural resources, natural resources, health and safety, and scenic resources and urban design.

The next major step in the process was to identify key issues and options for the general plan and summarize them for public review. These issues and options focused on what the consulting team believed would be the most important policy, program, land use, circulation, and development concerns to be addressed in the general plan.

These issues and options were based largely on the findings in the *Community Concerns Summary Report* and the *Background Report*. They were, however, also the result of extensive discussions among consulting team members and with City officials, other public agencies, industry groups, property owners, developers, community groups, and individual citizens.

Following its release, the *Issues and Options Report* was reviewed for the public at a townhall meeting in December 1988 and considered by the Planning Commission and City Council in an extensive set of hearings and workshops. During January through April 1989, the Planning Commission met seven times to review the *Issues and Options Report* and receive public testimony. The City Council in turn held 17 meetings from May 1989 to May 1990 to review the *Issues and Options Report* and receive public testimony. On May 29, 1990, the City Council made its final recommendations on the *Issues and Options*

Report. For each issue discussed in the *Issues and Options Report*, the City Council selected one or more options, in some cases combining options and in other cases modifying the options.

Based on the City Council's direction and in cooperation with City staff, the consulting team prepared the draft goals, policies, and implementation programs and land use and circulation diagrams constituting the *Policy Document* of the *Draft General Plan*. At the same time, the consulting team prepared a *Draft Environmental Impact Report* (EIR) to meet the requirements of the California Environmental Quality Act.

The *Draft General Plan* was reviewed for the public at a townhall meeting on March 6, 1991. During March through July 1991, the Planning Commission met ten times to review the *Draft General Plan* and receive public testimony. The City Council in turn held nine meetings during July through November 1991 to review the *Draft General Plan* and *Draft EIR* and receive public testimony. On November 5, 1991, the City Council gave its final directions on the *Draft General Plan* and directed the Consultants to prepare the *Final General Plan*.

Based on the direction set out by the City Council in November 1991, the consulting team revised the General Plan documents. Following public hearings by the Planning Commission and City Council in May 1992, the City Council adopted the *General Plan* on June 11, 1992.

ORGANIZATION OF THE GENERAL PLAN

The *Patterson General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *General Plan Background Report* inventories and analyzes existing conditions and trends in Patterson. The *Background Report*, which provides the formal supporting documentation for general plan policy, addresses ten subject areas: land use; housing; population; economic conditions and fiscal considerations; transportation and circulation; public facilities and services; cultural and recreational resources; natural resources; health and safety; and scenic resources and urban design. The *Background Report* also includes as an appendix the *Patterson General Plan Community Concerns Summary Report* prepared following the issue identification process carried out in early-1988.

The *General Plan Policy Document* includes the goals, policies, standards, implementation programs, quantified objectives, draft land use diagram, and draft circulation plan diagram that constitute the formal policy of the City of Patterson for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in this document:

Goal: *The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.*

Policy: *A specific statement in text or diagram guiding action and implying clear commitment.*

Standard: *A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.*

Implementation Program: *An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.*

Quantified Objective (Housing only): *The number of housing units that the City expects to be constructed and the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.*

The *General Plan Policy Document* is divided into two main parts. Part I describes the designations appearing on the *Land Use Diagram* and outlines the standards of population density and building intensity for these land use designations. Part I also contains a diagram depicting the proposed circulation system and a description of the street classification system.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives. Part II is divided into sections roughly corresponding to the organization of issues addressed in the *General Plan Background Report*. These are: I. Land Use; II. Housing; III. Transportation and Circulation; IV. Public Facilities and Services; V. Recreational and Cultural Resources; VI. Natural Resources; VII. Health and Safety; VIII. City Design, Structure, and Aesthetics; and IX. Administration and Implementation.

Each section includes several goal statements relating to different sub-issues or different aspects of the issue addressed in the section. For each goal statement there are several policies which amplify the goal statement. Implementation programs are listed at the end of each section and describe briefly the proposed action, the agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. The housing section also includes a statement of quantified housing objectives; required by state law as part of the housing element.

In addition to the *General Plan Background Report* and *General Plan Policy Document*, an *Environmental Impact Report* analyzing the impacts and implications of the *General Plan* was prepared. The *EIR*, which is not a formal part of the *General Plan*, was prepared to meet the requirements of the California Environmental Quality Act.

PART I

**LAND USE/CIRCULATION DIAGRAMS
AND STANDARDS**

PART I

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I first describes the *General Plan Land Use Diagram* and the allowable uses and standards for each of the designations shown on the diagram and, second, describes the *Circulation Plan Diagram* designed to support the land uses depicted on the *Land Use Diagram*.

LAND USE DIAGRAM AND STANDARDS

The *Land Use Diagram* (inserted separately) depicts proposed land use for Patterson through the year 2011. The boundary lines between land use designations are delineated as specifically as possible, in most cases following parcel lines.

The following sections describe the land use designations appearing on the *Land Use Diagram*, standards of population density and building intensity for the various land use designations, and examples of locations within the Planning Area where the various land use designations have been applied.

Standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre. Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. The assumed average number of persons per dwelling unit for each residential designation has been extrapolated from estimates by the California Department of Finance for Stanislaus County.

Standards of building intensity for non-residential uses are stated as maximum floor-area ratios (FARs). An FAR is a ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a site with 10,000 net square feet of land area, an FAR of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow 5,000 square feet.

Low Density Residential (LR)

This designation provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.1 to 5.0 units per gross acre. This designation, which is found in numerous areas throughout the city, assumes an average of 3.00 persons per dwelling unit.

Downtown Residential (DR)

This designation provides for single-family detached and attached homes, duplexes, secondary residential units, emergency shelters, transitional housing, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 3.1 to 10.0 units per gross acre. This designation, which is found in the historic residential part of the city and immediately to the west, assumes an average of 2.75 persons per dwelling unit.

Medium Density Residential (MR)

This designation provides for single-family and multi-family residential units, emergency shelters, transitional housing, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.1 to 12.0 units per gross acre. This designation, which assumes an average of 2.50 persons per dwelling unit, is found surrounding the western extension of the downtown commercial/civic core area and at other locations throughout the city.

High Density Residential (HR)

This designation provides for single family and multi-family residential units, group quarters, emergency shelters, transitional housing, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 12.1 to 20.0 units per gross acre. This designation assumes an average of 2.50 persons per dwelling unit. This designation is applied to an area adjacent to the western extension of the commercial/civic core and at other locations throughout the city.

Neighborhood Commercial (NC)

This designation provides for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. This designation appears on the *Land Use Diagram* on both sides of East Las Palmas Avenue at the eastern edge of the Planning Area.

Downtown Core (DC)

This designation provides for restaurants, retail, service, professional and administrative offices, hotels, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The FAR for offices and commercial uses shall not exceed 2.00; residential densities shall be in the range of 12.1 to 20.0 units per gross acre. Residential uses in this designation shall be subject to discretionary review and approval, and may be combined with non-residential uses on the same lot. This designation assumes an average of 2.50 persons per dwelling unit. This designation is applied to the existing downtown area and its western extension.

Highway Service Commercial (HSC)

This designation provides for restaurants, service stations, hotels and motels, and retail and amusement uses which are oriented principally to highway and through traffic, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. This designation is applied to an area near Interstate 5 at the western edge of the Planning Area.

General Commercial (GC)

This designation provides for land-extensive retail and wholesale commercial uses, offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. Office uses in this designation shall be subject to discretionary review and approval. The GC designation is applied to areas along the west side of Highway 33.

Medical/Professional Office (MP)

This designation provides for medical, professional, and administrative offices, hospitals, medical and dental clinics, laboratories, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. This designation is applied to the existing hospital site and an area at the intersection of Sperry Avenue and Baldwin Road.

Light Industrial (LI)

This designation provides for industrial parks, warehouses, light manufacturing, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. This designation is applied to a large area north and south of Sperry Avenue in the western part of the Planning Area and in the southeastern corner of the Planning Area.

Heavy Industrial (HI)

This designation provides for industrial parks, warehouses, manufacturing, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. This designation is applied to the existing industrial area and its extension in the southeastern part of the Planning Area.

Public/Quasi-Public (PQP)

This designation provides for government-owned facilities, public and private schools, and quasi-public uses such as churches and meeting halls. The FAR shall not exceed 0.50. This designation is applied to publicly-owned facilities, schools, churches, and other public/quasi-public uses throughout the Planning Area.

Parks and Recreation (PR)

This designation provides for existing and major planned public parks. The FAR for development in PR-designated areas shall not exceed 0.20. The PR designation is applied to existing public parks.

Agriculture (AG)

This designation provides for agricultural uses, industrial uses related directly to agriculture, related single-family homes, and similar and compatible uses. The minimum parcel size shall be 40 acres. This designation is applied to all lands outside the boundaries of the Planning Area.

Residential Reserve (RR)

This designation is applied to land within the Planning Area planned for development with residential uses beyond the time frame of the *General Plan* (2011). This land shall remain in agriculture or open space through the time frame of the *General Plan*. No urban development may occur on lands designated Residential Reserve before the *General Plan* is amended to specify a primary land use designation for the property. This designation is applied to a section of land in the northeastern corner of the Planning Area.

CIRCULATION PLAN DIAGRAM AND STANDARDS

The *Circulation Plan Diagram* (Figure I-1) depicts the official classification of existing and proposed streets and roads within the Patterson Planning Area. Figure I-2 shows a schematic circulation plan for the western extension of downtown; with a section of Ward Avenue abandoned to facilitate extension of the historic grid street pattern. The following paragraphs define the various types of roadways in the classification system.

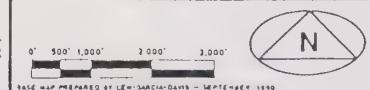
Local Roadways are intended to serve adjacent properties only. They carry very little, if any, through-traffic, and generally carry very low traffic volumes. While normally discontinuous in alignment, many of Patterson's local roadways are laid out in a grid system, making through-travel possible, but not desirable. Speed limits on local roadways normally do not exceed 25 miles per hour. Not all local roadways are depicted on the *Circulation Plan Diagram*. New local roadways shall have 50-to-60 foot rights-of-way.

Collector Roadways are intended to "collect" traffic from local roadways and carry it to roadways higher in the street classification hierarchy (e.g., arterials). Collector roadways also serve adjacent properties. They generally carry light to moderate traffic volumes, and speed limits are typically maintained in the 25-to-35 miles per hour range. Roadways designated as collectors on the *Circulation Plan Diagram* include, among others, "M" Street, "E" Street, Salado Avenue, Walnut Avenue, Hartley Street, First Street, Ninth Street, Poppy Avenue, Ward Avenue, Third Street, and West Las Palmas Avenue. New collectors shall have 60-to-70 foot rights-of-way.

Arterial Roadways are fed by local, collector, and minor arterial roadways, provide for crosstown and regional travel, and carry larger volumes of traffic. They are divided roadways of four or six lanes with a large median area which is used for auxiliary lane purposes at intersections. There should be no direct access to adjacent properties unless no reasonable alternatives exist. Such direct access should be limited to right turn-in and right turn-out movements only. Speed limits on arterial roadways are typically at least 40 miles per hour. Roadways classified as major arterials on the *Circulation Plan Diagram* include Second Street (Highway 33) and East Las Palmas Avenue, and Sperry Avenue. Arterial roadways shall have 100-foot rights-of-way.

Expressways serve the same function as arterial roadways, but provide capacity and safety advantages over arterials because they have higher design standards, greater access restrictions, and greater freedom from cross-traffic. Expressways are designed to remove longer-distance, through-traffic from arterials, freeing them to carry shorter distance trips. The only roadway designated as an expressway in the *Circulation Diagram* is the proposed southern bypass expressway. Expressways shall have 110-foot rights-of-way.

Freeways are intended to serve both intra-city and inter-city travel. They provide no service to adjacent properties, but rather are fed traffic from collector or arterial roadways through the use of access ramps and, therefore, do not have at-grade intersections. Freeways provide connections to other regional highways and are capable of carrying heavy traffic volumes. Speed limits on freeways are usually the highest allowed by law. Only Interstate 5 serves this function in Patterson.



City of Patterson

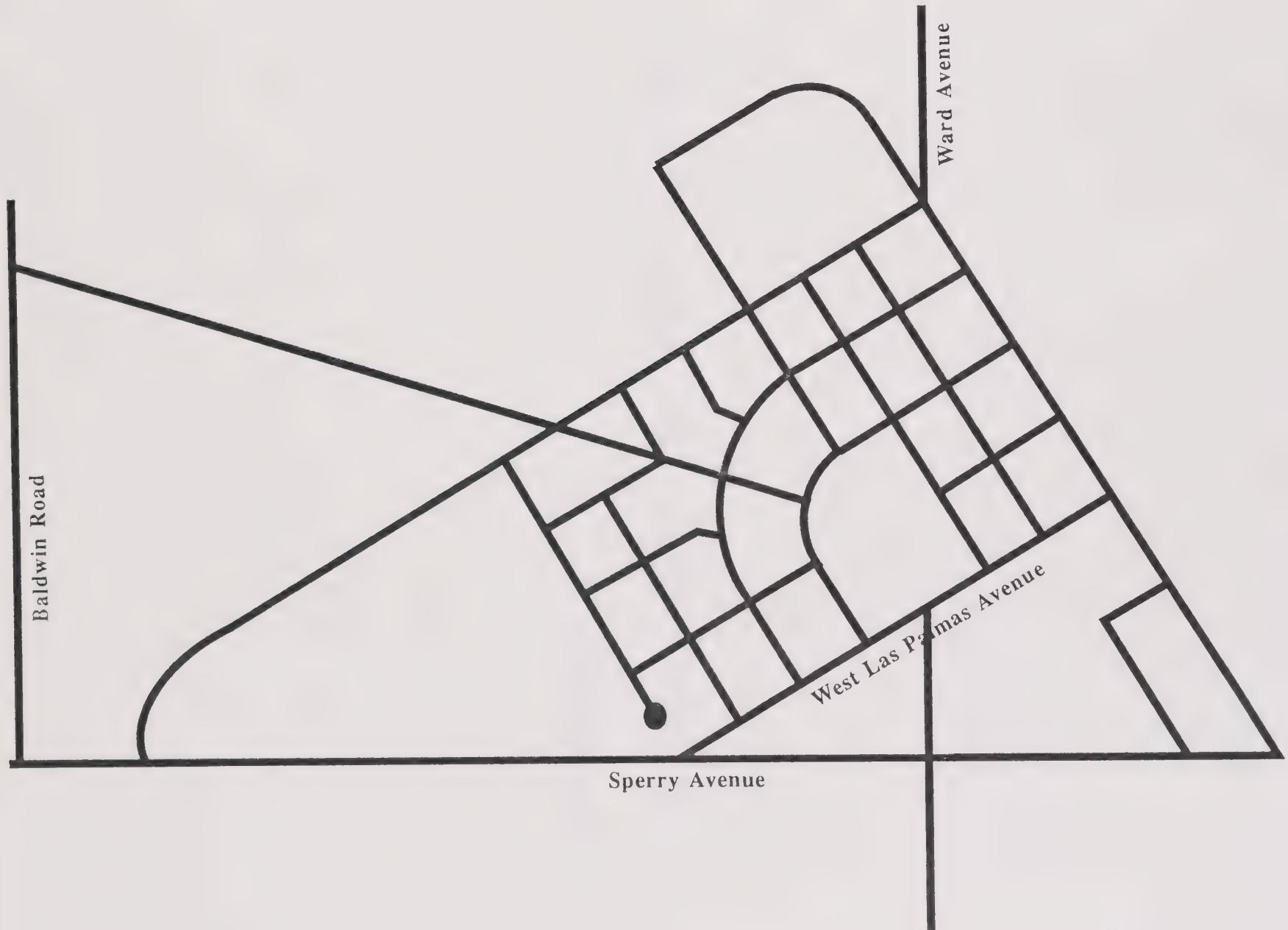
Figure I-1
CIRCULATION PLAN
DIAGRAM

- Local Street
- - - Collector
- Arterial
- ... Expressway*
- █ Freeway

* General alignment corridor. Precise alignment will be determined upon further study

FIGURE I-2

DOWNTOWN EXTENSION CIRCULATION PLAN



PART II

GOALS, POLICIES, AND IMPLEMENTATION

PROGRAMS

SECTION I

LAND USE

GOALS AND POLICIES

Goal I.A: To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the city's infrastructure and the city's ability to assimilate new growth.

Policies:

- I.A.1. The City shall seek to preserve Patterson's traditional small-town qualities and agricultural heritage, while increasing its residential and employment base.
- I.A.2. Growth in Patterson shall be planned and guided consistent with the following population limits and land use principles:
- Population limit of 17,000 residents by the end of the seventh year.
 - Population limit of 19,000 residents by the end of the fifteenth year.
 - Population limit of 21,000 residents by the end of the twentieth year.
 - Concentrate community commercial, high-density residential, and public facilities uses in the downtown area and its western extension.
 - Emphasize a mixture of residential types and densities.
 - Ensure that ample buffers are established between incompatible land uses.
 - Provide for an orderly sequence of development based on the logical extension of public facilities and services. Projects which extend such facilities and services shall be given priority in the allocation of growth, consistent with the target population levels set forth above, and shall be afforded such assurances (e.g., development agreements) as may be necessary to ensure that future facilities and service are adequate and properly extended.
- I.A.3. The City shall take full advantage of the development, planning, and infrastructure improvement opportunities afforded by larger undeveloped land parcels west of the present City limits.
- I.A.4. The City shall link the rate of growth in Patterson to the provision of adequate services and infrastructure, including schools. The City shall, through specific plans and/or planned units development plans for major projects, ensure that growth occurs in an orderly fashion and in pace with the expansion of public facilities and services.
- I.A.5. The City shall monitor residential and non-residential development and encourage adjustments as necessary in land use designations and the rate of project approvals to promote a reasonable citywide balance between new employment-generating development and housing development and to minimize traffic impacts.
- I.A.6. The City shall ensure its designation of land uses and approval of development projects do not hinder efforts to maintain a positive fiscal balance for the City.

Land Use

- I.A.7. The City shall promote growth that reinforces the downtown and its western extension as the geographic and economic center of Patterson.
- I.A.8. Land within the Planning Area shall ultimately be developed to urban standards consistent with the population limits set out in Policy I.A.2. Pending connection with City sewer service, such land shall remain in agricultural, open space, or other low intensity uses.
- I.A.9. The City shall interact with the County to ensure that development approved by the County on unincorporated lands within the Patterson Planning Area is developed to standards consistent with City standards, including architectural compatibility, provision of adequate infrastructure improvements, and provision of City sewer service.
- I.A.10. The City shall seek a formal agreement with the County concerning land use and infrastructure along the Sperry Avenue and East Las Palmas Avenue corridors to ensure that development in this area complies with City building and design standards, will hook up to City sewer service, and will participate in solutions to Salado Creek and Black Gulch Creek flooding.

Goal I.B: To designate adequate land in a range of residential densities to address the housing needs of all income groups expected to reside in Patterson.

Policies:

- I.B.1. The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate projected household growth, maintain normal vacancy rates, and minimize residential land costs.
- I.B.2. The City shall promote the development of affordable housing to meet the needs of low-and moderate-income households.
- I.B.3. Generally, higher density housing shall be located in areas served by the full range of urban services, preferably along collector and arterial streets, within walking distance of shopping areas.
- I.B.4. The City shall promote the preservation of the integrity of existing stable residential neighborhoods.
- I.B.5. The City shall ensure that new residential development pays its share in financing public facilities and services.

Goal I.C: To designate adequate land and provide support for the development of commercial uses providing goods and services to Patterson residents and to become the commercial service hub for western Stanislaus County.

Policies:

- I.C.1. The City shall promote and assist with the maintenance and expansion of Patterson's commercial sector to meet the needs of Patterson residents, employees, and visitors.
- I.C.2. Major new commercial development shall be concentrated in a single node near the existing downtown, which complements, rather than competes with, the existing downtown.
- I.C.3. The City shall promote the establishment, maintenance, and expansion of businesses in Patterson that generate high retail sales taxes as important contributors to the local economy.
- I.C.4. The City shall establish a committee of knowledgeable citizens to examine the merits of providing incentives to attract commercial and industrial development. The committee would review various strategy programs used by other municipalities and then devise an "Economic Development/Employment Strategy" for Patterson.
- I.C.5. The City shall work with local business groups and associations, such as the Patterson-Westley Chamber of Commerce, to promote Patterson businesses.
- I.C.6. The City shall encourage efforts to attract major commercial and office tenants to Patterson.
- I.C.7. The City shall support downtown merchants in the improvement of facades, promotion of downtown, and solutions to problems with the historic downtown.
- I.C.8. The City shall support the development of a highway commercial area near the Interstate 5 interchange.

Goal I.D: To designate adequate land and provide support for the development of hospital and medical offices to serve Patterson residents and to become the medical service hub for western Stanislaus County.

Policies:

- I.D.1. The City shall encourage the maintenance and expansion of hospital and medical facilities to meet the needs of Patterson residents, employees, and visitors.
- I.D.2. The City shall promote the establishment, maintenance, and expansion of businesses in Patterson that support the hospital.
- I.D.3. The City shall encourage efforts to attract medical industry and health professionals to Patterson.

Land Use

- I.D.4. The City shall support the Patterson Hospital District in the rehabilitation and expansion of the Del Puerto Hospital, promotion of the hospital, efforts to attract support medical facilities, and solutions to problems with the hospital, as such support is consistent with other City goals and policies.

Goal I.E: To designate adequate land and provide support for light and heavy industrial uses that create jobs and enhance the economy of Patterson.

Policies:

- I.E.1. The City shall promote and assist the maintenance and expansion of Patterson's industrial sector.
- I.E.2. New industrial development shall be located along arterials with easy freeway or rail access and shall be served by full City services.
- I.E.3. The City shall support the preservation and expansion of the existing industrial area along Highway 33.
- I.E.4. The City shall promote the development of clean industries that do not create problems or pose health risks associated with water and air pollution or potential leaks or spills.

Goal I.F: To designate adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.

Policies:

- I.F.1. The City shall designate adequate, appropriately-located land for City, County, School District, and Hospital District facilities.
- I.F.2. The City shall promote the clustering of public and quasi-public uses such as schools, parks, libraries, child care facilities, and community activity centers. Joint-use of public facilities shall be promoted, and agreements for sharing costs and operational responsibilities among public service providers shall be encouraged.
- I.F.3. The City shall pursue the development of a public safety facility, including a fire station and police station.
- I.F.4. The City shall pursue the development of a civic center/community center complex.
- I.F.5. The City shall designate adequate, appropriately-located land for quasi-public uses such as hospitals, churches, private school facilities, cemeteries, and utility uses.

IMPLEMENTATION PROGRAMS:

- I.1. The City shall request the Stanislaus County LAFCO to adopt a revised sphere of influence for Patterson based on the City's long-term growth plans as reflected in the *General Plan*.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93

- I.2. The City shall review and revise, as necessary, the *Zoning Ordinance* to accomplish the following purposes:

- Ensure consistency with the *General Plan* in terms of zoning districts and development standards.
- Ensure consistency with the *General Plan* in terms of the distribution and boundaries of zoning districts.
- Create separate new zoning districts to adequately implement the *General Plan* (e.g., downtown core and highway service commercial).

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

- I.3. The City shall prepare and adopt master development plans (e.g., specific plans and planned unit development plans) as deemed necessary for new development areas.

Responsibility: City Council
Planning Department

Time Frame: As needed

- I.4. The City shall establish and maintain a program to monitor residential and non-residential development.

Responsibility: Planning Department

Time Frame: FY 92-93; ongoing

Land Use

- I.5. The City shall monitor the city's population growth on an annual basis and shall institute a growth management program if necessary to ensure that the city does not exceed the population limits set forth in Policy I.A.2.

Responsibility: City Council
Planning Department

Time Frame: Annually

- I.6. The City shall work with the County to develop joint land use plans and design standards for the unincorporated area within the Sperry Avenue and East Las Palmas Avenue corridors.

Responsibility: Planning Department

Time Frame: FY 92-93; ongoing

- I.7. The City shall develop an economic development plan/employment strategy to identify strategies to attract new commercial development and industry to Patterson. The City shall create a citizen committee to assist the City in this effort.

Responsibility: City Council
City Manager

Time Frame: FY 93-94

- I.8. The City shall establish and maintain a program to monitor the fiscal status of the City as it relates to the implementation of the *General Plan*.

Responsibility: City Manager
Finance Department
Planning Department

Time Frame: FY 92-93; ongoing

- I.9. The City shall investigate establishment of a redevelopment area as a means of revitalizing downtown and enhancing the existing industrial area.

Responsibility: City Council
City Manager
Planning Department

Time Frame: FY 93-94

- I.10. As funding permits, the City shall undertake a space-needs study and develop site plans for a new civic center/community center complex.

Responsibility: City Manager
Planning Department

Time Frame: FY 93-94

- I.11. The City shall undertake a space-needs study for the development of a new public safety facility for the Patterson Police and Fire Departments, as well as other service providers who might appropriately be located in such a facility.

Responsibility: City Manager
Police Department
Fire Department

Time Frame: FY 94-95

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SECTION II

HOUSING

GOALS AND POLICIES:

Goal II.A: To designate adequate land for a balanced range of housing types and densities for all economic segments of the community.

Policies:

- II.A.1. The City shall continue to promote the development of a broad mix of housing types.
- II.A.2. The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate projected household growth, maintain normal residential vacancy rates, and minimize residential land costs.
- II.A.3. While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure the highest quality in all new residential development.
- II.A.4. The City shall require developers of new residential projects of five or more units to develop five percent of all project units as moderate-income housing and five percent of all project units as very-low- and low-income housing. As an alternative to developing the units on site, the developer may pay an equivalent in-lieu fee for the purpose of developing moderate- and low-income housing.
- II.A.5. The City shall pursue all available state and federal funding assistance that is appropriate to Patterson's needs to develop housing that is affordable to low- and moderate-income households.
- II.A.6. The City shall use techniques such as mortgage revenue bonds or other mortgage-backed securities to develop affordable housing.
- II.A.7. The City shall promote the expeditious processing and approval of residential projects that conform to *General Plan* policies and City regulatory requirements. To this end, the City shall work with developers in preparing specific plans and planned unit development plans, and in the expeditious annexation of land for housing development.
- II.A.8. Consistent with other City objectives, the City shall attempt to ensure that its policies, regulations, and procedures do not add unnecessarily to the costs of producing housing.
- II.A.9. The City shall provide for the development of secondary residential units, as required by state law, while protecting the single-family character of neighborhoods. Development of secondary residential units fronting on alleys, particularly in the Downtown Residential designation, shall be encouraged.

Housing

- II.A.10. In accordance with provisions of state law, the City shall grant density bonuses of at least twenty-five (25) percent and at least one other specified incentive for qualifying projects to promote the inclusion of very-low- and low-income and senior citizen housing.
- II.A.11. If below-market-rate units are included in a project pursuant to the density bonus program or other local, state, or federal requirements, the City shall require buyer/renter eligibility screening and resale/rent controls for at least 10 years to maintain affordability of the units to originally-targeted income groups.
- II.A.12. Where residential units which are required to sell or rent at below-market-rates are included within a housing development, such units shall be interspersed within the development, and to the extent reasonable, shall be visually indistinguishable from market-rate units.
- II.A.13. The City shall allow the installation of mobilehomes and factory-built housing on permanent foundations consistent with the requirements of state law and in accordance with the City's residential design standards.
- II.A.14. Emergency shelters and transitional housing shall be allowable uses in the Downtown Residential, Medium Density Residential, and High Density Residential designations.
- II.A.15. The City shall continue to work with the Stanislaus County Housing Authority in the administration of affordable housing programs.
- II.A.16. The City shall promote homeownership in new housing constructed for low- and moderate-income households, including programs such as self help housing.
- II.A.17. The City shall strive to meet, if not exceed, its fair share of the region's housing needs for very-low- , low- and moderate-income housing as determined by the Stanislaus Areas Association of Governments.
- II.A.18. The City shall encourage a mix of housing types throughout the city in order to increase residential choices.
- II.A.19. The City may use Community Development Block Grant (CDBG) funds in conjunction with private financial institutions to write down interest rates for home purchase or rehabilitation.
- II.A.20. The City shall support the continued use of Section 8 rent certificates/vouchers by Patterson residents.
- II.A.21. The City shall promote the establishment of a new nonprofit housing developer or work with existing nonprofit developers to help develop affordable housing.
- II.A.22. To alleviate current citywide and countywide housing needs and consistent with state housing law and other goals and policies of this section, the City shall promote the granting of preference to purchase affordable housing developed in the city to low- and moderate-income households currently residing in the city or county.

Goal II.B: To encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods.

Policies:

- II.B.1. The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
- II.B.2. The City shall pursue all available state and federal funding assistance that is appropriate to Patterson's needs to rehabilitate housing. Housing rehabilitation efforts shall continue to be given high priority in the use of CDBG funds.
- II.B.3. The City shall support the revitalization of older neighborhoods by keeping streets and other municipal systems in good repair.
- II.B.4. The City shall promote the continued upkeep of existing mobilehome parks.
- II.B.5. The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
- II.B.6. The City shall promote the preservation of architecturally and historically significant residential structures.

Goal II.C: To encourage energy efficiency in both new and existing housing.

Policies:

- II.C.1. As required by state law, the City shall require the use of energy conservation features in the design of all new residential structures. The City shall also promote incorporation of energy conservation and weatherization features in existing homes.

Goal II.D: To ensure the provision of adequate services to support existing and future residential development.

Policies:

- II.D.1. The City shall work with the Patterson Unified School District to ensure the availability of adequate school facilities to meet the needs of projected households in Patterson.
- II.D.2. The City shall support the use of CDBG funds for upgrading streets, sidewalks, and other public improvements.
- II.D.3. The City shall ensure that new residential development pays its share in financing public facilities and services.

Housing

- II.D.4. The City shall strive to ensure that necessary public facilities and services are available prior to occupancy of residential projects.
- II.D.5. The City shall promote infill residential development where adequate public facilities and services are already in place.

Goal II.E: To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, religion, sex, marital status, national origin, or color.

Policies:

- II.E.1. The City shall give special attention in housing programs to the needs of special groups, including the physically and mentally disabled, large families, farmworkers, the elderly, and families with lower incomes.
- II.E.2. The City shall refer all fair housing complaints to Rural Legal Assistance and/or the California Department of Fair Employment and Housing and shall make available to the public information on the enforcement activities of the State Fair Employment and Housing Commission.
- II.E.3. The City shall seek to work with the County and surrounding jurisdictions to address the needs of the homeless on a regional basis.
- II.E.4. The City shall cooperate with community-based organizations which provide services or information regarding the availability of services to the homeless.

IMPLEMENTATION PROGRAMS

The following describes specific programs that the City intends to implement during the six-year time frame of Housing Element (July 1, 1991, to June 30, 1997). For some of these programs, the description includes a target for the number of units to be produced or households to be assisted during the Housing Element time frame. The households to be assisted are listed by income categories which are defined as a percentage of the median household income for the Modesto Metropolitan Statistical Area (MSA). The 1991 median income for the Modesto MSA, as defined by the United States Department of Housing and Urban Development (HUD), is \$34,500. The target income categories and their corresponding 1991 income ranges are shown in Table II-1.

TABLE II-1
TARGET INCOME CATEGORIES
1991

Income Category	Percentage of of Median	Income Range ¹
Very-Low	0 to 50 percent	\$0 to \$17,250
Low	51 to 80 percent	\$17,250 to \$27,600
Moderate	81 to 120 percent	\$27,601 to \$41,400
Above Moderate	120 percent and above	\$41,401 and above

¹ These are adjusted annually based on HUD's yearly reporting of median income

- II.1. In accordance with the requirements of state law, the City shall revise the *Zoning Ordinance* to provide for a density bonus of at least 25 percent and at least one other incentive for residential projects of five or more units which reserve at least 20 percent of their units for lower-income households, including elderly persons and families who meet the criteria for lower-income households. The City shall work with the Stanislaus County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 10 years. The City shall seek Housing Authority administration of the reserved units. The City shall establish a program to publicize the availability of the density bonus program and shall encourage prospective housing developers to use the program. Target: 30 very low-income units; 60 low-income units.

Responsibility: City Council
Planning Department
Stanislaus County Housing Authority

Time Frame: FY 92-93; ongoing

- II.2. The City shall revise the *Zoning Ordinance* to allow secondary dwelling units in residential zones subject to criteria concerning floor area, relationship to principal residence, required parking, and other features. Within the Downtown Residential designation, approval shall be subject to administrative review; in all other residential designations, such approval shall be subject to the granting of a conditional use permit. The City shall establish a program to publicize the availability of this type of development and shall encourage prospective housing developers and existing homeowners to use this technique. Target: 40 very-low-income and 60 low-income units.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; ongoing

- II.3. The City shall adopt an ordinance requiring developers of new residential projects of five or more units to develop at least five percent of all project units as moderate-income and at least five percent of all project units as very-low- and low-income housing or pay an equivalent in-lieu fee for the purpose of developing moderate- and very-low- and low-income housing. Target: 25 very-low-income; 25 low-income; and 50 moderate-income households.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

- II.4. The City shall pursue appropriate state and federal funding sources to support efforts to meet new construction and rehabilitation needs of low- and moderate-income households and to assist persons with rent payments required for existing units.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; ongoing

Following are currently-funded (1992) state and federal programs the City specifically intends to pursue through support and assistance to non-profit agencies:

Farmer's Home Administration (FmHA). This federal program provides modernized rental or cooperative housing for persons with low and moderate incomes and for those age 62 and older in rural communities of not more than 10,000 population. Target: 40 low-income units.

Rental Housing Construction Program (RHCP): This program, funding for which was re-established under Proposition 84 (1988), provides loans for the development of rental units by private, non-profit or public agency sponsors subject to reservation of 30 percent of units for very-low- and low-income households (two-thirds of which must be very-low). Funds can be used for long-term financing or a combination of long-term and construction loan financing. Target: 20 very-low-income and 20 low-income units.

California Self-Help housing Program (CSHHP): This program provides grants and loans to sponsor organizations that assist low- and moderate-income families the building or rehabilitating their own homes. Rehabilitation and mortgage assistance loans are available to low-income homeowners. Target: 20 low-income and 20 moderate-income units

California Housing Finance Authority (CHFA): The following CHFA program could be used by nonprofit developers and individuals.

80/20 Multi-Family Rental Housing Program: State law requires that all multi-family projects financed with tax-exempt bonds set aside 10 percent of the units for lower-income tenants and 10 percent for very low-income tenants. Current federal law simply requires that 20 percent of the units be set aside for the low income. The balance of the units under state and federal law may be operated with market rents. CHFA sells state revenue bonds in order to finance rental developments which meet these requirements. Target: 10 very-low income and 10 low-income households.

- II.5. The City may use Community Development Block Grant (CDBG) funds to subsidize on-and off-site infrastructure improvements for lower-income housing projects.

Responsibility: City Council
Planning Department

Time Frame: Ongoing

- II.6. The City may use techniques such as mortgage revenue bonds or other mortgage-backed securities to assist in the development of affordable ownership and rental housing.

Responsibility: City Council
Planning Department

Time Frame: Ongoing

Housing

- II.7. The City shall amend the *Zoning Ordinance* to provide for the placement of mobilehomes on permanent foundations and the development of mobilehome parks consistent with the requirements of state law.
- Responsibility: City Council
Planning Department
- Time Frame: FY 92-93; 93-94
- II.8. The City shall amend the *Zoning Ordinance* to allow for the development of duplexes and halfplexes on corner lots as a permitted use in single family zoning designations. The City shall establish a program to publicize the availability of this type of development and shall encourage prospective housing developers to use this technique. Target: 50 moderate-income households.
- Responsibility: City Council
Planning Department
- Time Frame: FY 92-93; 93-94
- II.9. The City shall amend the *Zoning Ordinance* to allow for the development of emergency shelters and transitional housing in all appropriate residential zones, consistent with *General Plan* designations.
- Responsibility: City Council
Planning Department
- Time Frame: FY 92-93;93-94
- II.10. The City shall post and distribute information on currently available weatherization and energy conservation programs.
- Responsibility: Planning Department
- Time Frame: Ongoing
- II.11. The City shall enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and shall encourage residential developers to employ additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.
- Responsibility: City Council
Planning Department
- Time Frame: Ongoing

- II.12. The City shall continue to allocate grant funds received under the State Small Cities CDBG program.

Responsibility: City Council

Time Frame: Ongoing

State Community Development Block Grant Program (CDBG). The state-administered nonentitlement CDBG program provides funding for three eligible activity areas: housing, public facilities, and economic development. Activities must address one of the following three objectives: serve lower-income people, eliminate slums, or blight or resolve urgent community development needs. Regulations require that at least 51 percent of the funds be used to benefit lower-income households and that no activity exclude low-income households. Target: 30 very-low-income and 30 low-income rehabilitated units.

- II.13. The City shall review annually the city's progress toward achieving the City's fair-share housing allocation as determined by SAAG.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; annually thereafter

- II.14. The City shall continue to cooperate with the Stanislaus County Housing Authority in its administration of the Section 8 rental assistance program. Target: 11 very-low-income households conserved; 20 new very-low-income households served.

Responsibility: City Council
Stanislaus County Housing Authority

Time Frame: Ongoing

- II.15. The City shall continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Responsibility: City Council
Planning Department

Time Frame: Ongoing

- II.16. The City shall establish and maintain an Affordable Housing Trust Fund using in-lieu fees and other funds to develop affordable housing in Patterson.

Responsibility: City Council
Planning Department
Finance Department

Time Frame: FY 92-93

QUANTIFIED OBJECTIVES

Table II-2 summarizes Patterson's quantified objectives for the period June 30, 1991, to July 1, 1997. These quantified objectives represent a reasonable expectation for the new housing units that will be developed and households that will be assisted between 1991 and 1997 based on the policies and programs outlined in this section and general market conditions. Table II-2 also shows the estimated total new construction need for Patterson to July 1997 as provided by the Stanislaus Area Association of Governments (SAAG).

TABLE II-2

QUANTIFIED OBJECTIVES
June 30, 1991 - July 1, 1997

NEW CONSTRUCTION

Income Level	General Plan Objective	Net New Construction Need ¹
Very-Low	155 ²	231
Low	225 ³	164
Moderate	220 ⁴	202
Above Moderate	900	367
Total	1,490	964

REHABILITATION

Income Level	Grants and Loans
Very-Low	30 ⁵
Low	30 ⁵
Total	60

HOUSING CONSERVATION

Income Level	Section 8 Rental Assistance	Housing Authority Units
Very-Low	31 ⁶	116
Low	--	30
Total	31	146

¹Housing Needs Report, Stanislaus Area Association of Governments, adopted February 13, 1991.

²Includes 155 units for very-low income households based on Programs II-1, II-2, II-3, and II-4.

³Includes 235 units for low-income households based on Programs II-1, II.2, II.3 and II.4.

⁴Includes 110 units for moderate-income households based on Programs II.3, II.4 and II.8.

⁵Based on Program II-12.

⁶Based on Program II.14.

SECTION III

TRANSPORTATION AND CIRCULATION

GOALS AND POLICIES:

Goal III.A: To create and maintain a roadway network that will ensure the safe and efficient movement of people and goods throughout the city.

Policies:

- III.A.1. Street design and access standards shall provide for safe and efficient movement of goods and people. Restrictive traffic control measures (such as channelization, street closures, and prohibition of some traffic movements) shall be used where appropriate to promote traffic safety and efficient traffic operation.
- III.A.2. The City shall endeavor to maintain a Level of Service "C", as defined by the *1985 Highway Capacity Manual* or subsequent revisions, on all streets and intersections within the city. To identify the potential impacts of new development on traffic service levels, the City shall require the preparation of traffic impact analyses at the sole expense of the developer for developments determined to be large enough to have potentially significant traffic impacts.
- III.A.3. Streets shall be dedicated, widened, extended, and constructed according to City standards. Dedication and improvements of full rights-of-way shall not be required in existing developed areas where the City determines that such improvements are either infeasible or undesirable. Other deviations from these standards shall be permitted upon a determination by the City Engineer that safe and adequate public access and circulation are preserved by such deviations.
- III.A.4. Neighborhood streets shall be designed, where feasible, to discourage unsafe traffic speeds.
- III.A.5. The City shall promote development of an expressway to facilitate east-west travel and to divert through-traffic from Sperry Avenue and East Las Palmas Avenue. The general alignment of the expressway shall connect with Sperry Avenue in the western portion of the Planning Area, follow an alignment south of the existing city limits, and connect to East Las Palmas Avenue near the eastern edge of the Planning Area. In studies of expressway design, a separation of grades between vehicular and train traffic shall be considered.
- III.A.6. The City shall work with the County in developing funding for the southern bypass expressway, including consideration for some City participation.
- III.A.7. The City shall promote development of the southern bypass expressway within the time frame of the *General Plan*.

Transportation and Circulation

- III.A.8. The primary purpose of streets outside the downtown and its western extension shall be the movement of vehicles and goods; parking shall be a secondary and subordinate use only. If travel demands dictate, on-street parking may be removed to increase traffic-carrying capabilities.
- III.A.9. On-street truck parking shall be prohibited where such parking restricts adequate sight distances or otherwise poses a potentially hazardous situation.
- III.A.10. Industrial and commercial development shall be planned so that truck access through residential areas is avoided.
- III.A.11. The City shall ensure through a combination of traffic impact fees and other funding mechanisms that new development pays its share of the costs of circulation improvements. The total cost of required improvements shall be paid for by new development.
- III.A.12. The City shall prohibit development of private streets in new residential projects, except in extraordinary circumstances. In such cases, the private streets shall be developed to City street standards.

Goal III.B: To promote and maintain public and private transit systems that are responsive to the needs of Patterson residents.

Policies:

- III.B.1. The City shall work to assure that West Side Dial-a-Ride service is responsive to local needs.
- III.B.2. The City shall work with the County to maintain a van/minibus transportation system tailored to the needs of the elderly and disabled, which can be expanded in the future.
- III.B.3. The City shall encourage the establishment of private taxi service in Patterson.

Goal III.C: To promote increased efficiency in automobile use.

Policies:

- III.C.1. The City shall encourage and support programs which will increase ridesharing.
- III.C.2. The City shall cooperate with Caltrans in the development of park-and-ride facilities near Interstate 5.
- III.C.3. The City shall organize a voluntary ride-share coordination system for commuters.

Goal III.D: To consider air quality and noise impacts along with traffic flow efficiency when making decisions about improvements to existing roadways or construction of new roadways.

Policies:

III.D.1. To the extent feasible, the City shall provide for separation of residential and other noise-sensitive land uses from major roadways to reduce noise and air pollution impacts.

Goal III.E: To promote intergovernmental communication and cooperation concerning transportation-related issues.

Policies:

III.E.1. The City shall continue to participate in state, regional, and local transportation planning efforts to ensure coordination of the expansion and improvement of the region's transportation system.

III.E.2. The City shall continue to develop formal and informal lines of communication between adjacent jurisdictions to ensure cooperation in the development of transportation systems that cross jurisdictional boundaries.

Goal III.F: To ensure the adequate provision of both on- and off-street parking.

Policies:

III.F.1. If future growth in traffic volumes necessitates removal of on-street parking places to provide additional traffic lanes, the City shall ensure that the lost on-street spaces are replaced with an equal number of off-street spaces within the same vicinity, when feasible. Parking lots contiguous to downtown streets should not be sited at intersections but rather sited in mid-block locations.

III.F.2. The City shall require provision of adequate off-street parking in conjunction with all new developments. Parking shall be located convenient to new development and shall be easily accessible from the street system. The adequacy and appropriateness of parking requirements in the *Zoning Ordinance* shall be periodically reevaluated.

III.F.3. In the downtown and its western extension, the amount of street frontage devoted to parking lots should be minimized, particularly along Las Palmas and Ward Avenue and around the Plaza.

III.F.4. The City shall investigate the purchase of vacant parcels within El Circulo for the development of public parking lots.

- III.F.5. The City shall encourage business owners and employees of the existing downtown to park their vehicles at more distant locations to free up parking spaces within El Circulo.

Goal III.G: To promote pedestrian and bicycle travel as alternatives to automobile use.

Policies:

- III.G.1. The City shall create and maintain a safe and convenient system of pedestrian and bicycle pathways that encourages walking or bicycling as an alternative to driving. New development shall be required to pay its share of the costs for development of this pathway system.
- III.G.2. The City shall establish a safe and convenient network of identified bicycle routes connecting residential areas by the shortest possible routes with recreation, shopping, and employment areas within the city. The City shall cooperate with surrounding jurisdictions in designing and implementing an area-wide bikeway system.
- III.G.3. Bicycle routes shall emphasize paths separated from vehicle traffic to the maximum extent possible, but shall also include bicycle lanes within public streets. The City shall limit on-street bicycle routes to those streets where the available roadway width and traffic volumes permit safe coexistence of bicycle and motor vehicle traffic.
- III.G.4. To the extent practicable, bicycle and pedestrian pathways shall be included within open space areas.
- III.G.5. The City shall require inclusion of bicycle parking facilities at all new major public facilities and commercial and employment sites.
- III.G.6. Bicycle safety shall be considered when implementing improvements for automobile traffic operations.

Goal III.H: To take an active role in any changes in use patterns of airports within the vicinity of Patterson.

Policies:

- III.H.1. The City shall support the continued use of the Patterson Airport as an agricultural airstrip, although supporting some recreational use of the airport.
- III.H.2. The City shall support the continuation of Crows Landing Naval Auxiliary Air Field with its present operations.
- III.H.3. The City shall participate in studies concerning the possible conversion of the use of Crows Landing Naval Auxiliary Air Field. Any changes in use should be analyzed for their possible effects on Patterson.

IMPLEMENTATION PROGRAMS:

- III.1. The City shall maintain a master list of the most recent available traffic counts. The master list shall be updated with traffic counts taken in conjunction with project traffic studies and special counts conducted by the City.

Responsibility: Public Works Department

Time Frame: Ongoing

- III.2. The City shall cooperate with the County in undertaking a study of the southern bypass expressway to evaluate alternative alignments, determine right-of-way requirements, estimate costs, identify financing alternatives, establish plan lines, and assess environmental impacts.

Responsibility: City Council
Public Works Department
Planning Department

Time Frame: Ongoing

- III.3. The City shall maintain a *Street Master Plan* showing the existing and proposed ultimate rights-of-way and street width for each road segment within the city. The *Street Master Plan* shall also indicate the necessary rights-of-way to be acquired or dedicated. The *Street Master Plan* shall be regularly updated.

Responsibility: City Council
Public Works Department
Planning Department

Time Frame: Ongoing

- III.4. The City shall prepare and adopt criteria for the preparation of Traffic Impact Analysis (TIA). This shall include, but not be limited to, development size thresholds requiring the preparation of a TIA, scope of analysis to be included, methodology to be used in determining levels of service, mitigation standards to be obtained by improvement recommendations, and procedures for initiating, reviewing, and approving the TIA.

Responsibility: City Council
Public Works Department

Time Frame: FY 92-93; 93-94

Transportation and Circulation

- III.5. The City shall prepare, adopt, and periodically update a long-term Capital Improvements Program (CIP) that includes traffic improvements.

Responsibility: City Council
City Manager
Public Works Department
Planning Department
Finance Department

Time Frame: Ongoing

- III.6. The City shall prepare and adopt a traffic impact development fee program to pay for key improvements necessitated by new development.

Responsibility: City Council
Public Works Department
Planning Department

Time Frame: FY 92-93; 93-94

- III.7. The City shall review and revise, as necessary, off-street parking standards of the *Zoning Ordinance*. Such revision shall be based on the 1989 *Downtown Parking Study*, a survey of the parking requirements of other Northern California communities, and an assessment of the adequacy of the City's current standards.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

- III.8. The City shall investigate the purchase of vacant lots downtown for the development of public parking lots, as outlined in the 1989 *Downtown Parking Study*'s recommendations.

Responsibility: City Manager
Finance Department

Time Frame: FY 92-93; 93-94

- III.9. The City shall support State and local efforts to establish park-and-ride facilities for commuters.

Responsibility: City Council

Time Frame: Ongoing

- III.10. The City shall prepare and adopt requirements for secure bicycle racks at new commercial and employment sites.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

- III.11. The City shall organize a centralized ride-share coordination referral system for commuters.

Responsibility: City Manager
Planning Department

Time Frame: FY 93-94

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SECTION IV

PUBLIC FACILITIES AND SERVICES

GOALS AND POLICIES:

Goal IV.A: To maintain an adequate level of service in the City's water system to meet the needs of existing and future development.

Policies:

- IV.A.1. The City shall continue to use groundwater as a source of domestic water for the city. The City shall also pursue, as expeditiously as possible, acquisition of surface water rights to supplement its water supply in order to accommodate projected water demand and provide for water supply security.
- IV.A.2. The City shall expand and develop water treatment, distribution, and storage facilities to accommodate the needs of existing and planned development.
- IV.A.3. The City shall not approve any new development without the demonstrated assurance of an adequate water supply to support such development.
- IV.A.4. The City shall coordinate, to the extent feasible, with other agencies involved in water resource development in the region.
- IV.A.5. To minimize the need for the development of new water sources and facilities and to minimize sewer treatment needs, the City shall promote water conservation both in City operations and in private development.
- IV.A.6. The City shall systematically replace or repair old, leaking water lines.
- IV.A.7. The City shall ensure the provision of adequate fire-flows in all new development.
- IV.A.8. The City shall, through a combination of water development fees and other funding mechanisms, ensure that new development pays its share of the costs of water system improvements.

Goal IV.B: To maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and future development.

Policies:

- IV.B.1. The City shall selectively repair or replace old sanitary sewers lines to eliminate or minimize infiltration/inflow.

- IV.B.2. The City shall ensure the provision of adequate sewer service to all new development in the city and support the extension of sewer service to existing developed areas where this service is lacking.
- IV.B.3. The City shall expand and develop new wastewater treatment and disposal capacity, which would include aerated pond treatment with evaporation/percolation disposal, to accommodate the needs of existing and planned development.
- IV.B.4. The City shall, through a combination of sewer development fees and other funding mechanisms, ensure that new development pays its share of the costs of sewer system improvements.

Goal IV.C: To maintain an adequate level of service in the City's storm drainage system to accommodate runoff from existing and future development and to prevent property damage due to flooding.

Policies:

- IV.C.1. The City shall develop a long-term solution for flooding related to Salado Creek and Black Gulch Creek. The City shall seek the cooperation of Stanislaus County, Caltrans, Army Corps of Engineers, and local irrigation districts in developing this solution. The preferred solution consists of a positive flow system to the San Joaquin River, utilizing open channels, designed to accommodate a minimum of a 100-year storm, if feasible.
- IV.C.2. Where practical and economical, the City shall upgrade existing drainage facilities as necessary to correct localized flooding problems.
- IV.C.3. The City shall expand and develop storm drainage facilities to accommodate the needs of existing and planned development.
- IV.C.4. The City shall form storm drainage districts as needed to ensure that storm drainage facilities are properly constructed, operated, and maintained.
- IV.C.5. The City shall, through a combination of drainage improvement fees and other funding mechanisms, ensure that new development pays its share of the costs of drainage system improvements.
- IV.C.6. Future drainage system discharges shall comply with applicable state and federal pollutant discharge requirements.

Goal IV.D: To provide for the collection and disposal of solid waste while minimizing the generation of waste.

Policies:

- IV.D.1. The City shall study and actively pursue methods of solid waste recycling and reuse, including source separation, with the goal of reducing its solid waste generation by 25 percent by 1995 and 50 percent by the year 2000.
- IV.D.2. The City shall continue to require mandatory garbage collection throughout the city.
- IV.D.3. The City shall maintain close contact with the Stanislaus County Public Works Department concerning the City's continuing use of the Fink Road Waste-to-Energy Plant and its capacity projections.

Goal IV.E: To ensure that an adequate level of police service is maintained as new development occurs.

Policies:

- IV.E.1. The City shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for police calls. The goal for average response time for Priority 1 (emergency) calls shall be three minutes.
- IV.E.2. The Police Department shall continually monitor response times and report annually on the results of the monitoring.

Goal IV.F: To ensure that an adequate level of fire service is maintained as new development occurs.

Policies:

- IV.F.1. The City shall endeavor to achieve and maintain an overall fire insurance (ISO) rating of 5 or better. The goal for average response time for Priority 1 (emergency) calls shall be five minutes for 95 percent of the calls.
- IV.F.2. Fire stations shall be strategically located to ensure optimal response time. The existence of physical barriers such as railroad tracks shall be an important siting consideration.
- IV.F.3. The City shall consider requiring installation of built-in fire suppression equipment in all new development.

Goal IV.G: To provide for the educational needs of Patterson residents.

Policies:

- IV.G.1. The City shall assist the Patterson Unified School District and others in locating and reserving appropriate sites for new schools.
- IV.G.2. Standards established by the Patterson Unified School District shall be considered in determining the number and location of new school sites. These standards are based on the assumed average number of students per household for each grade level (which varies for different types of housing) and the average size of an elementary school, junior high school, or high school.
- IV.G.3. New elementary schools should, to the extent practicable, be located on collector streets within residential areas. Elementary schools should be sited to avoid barriers such as railroad tracks and arterial streets that would separate them from the surrounding residential areas.
- IV.G.4. The City shall work cooperatively with the Patterson Unified School District in monitoring housing, population, and school enrollment trends to plan for future school facility needs.
- IV.G.5. The City shall support enactment of state legislation to finance the construction of new schools.
- IV.G.6. The City shall approve only those development proposals that have recognized and mitigated their full impact on school facilities, as determined by the City Council. The City shall work with the Patterson Unified School District to identify, establish, and implement additional measures that may be necessary to adequately finance school facilities in the city.
- IV.G.7. The City shall require, to the extent possible, that new school facilities are constructed concurrently with new residential development.
- IV.G.8. The City shall support the efforts of the Stanislaus County Public Library in providing services to the citizens of Patterson.
- V.G.9. The City shall support the location of junior college and other higher education facilities in Patterson or western Stanislaus County.

Goal IV.H: To provide for the health care needs of Patterson residents.

Policies:

- IV.H.1. The City shall support the development and maintenance of adequate hospital and acute health care facilities in Patterson.
- IV.H.2. The City shall encourage the development of convalescent facilities in the city.

- IV.H.3. The City shall cooperate with the Patterson Hospital District in identifying and evaluating the impacts of demographic changes which may affect the need for new medical facilities.
- IV.H.4. The City shall assist and cooperate with the Patterson Hospital District in levying and collecting fees to aid in the financing of necessary capital improvements to the health care facilities of the district.

Goal IV.I: To promote efficiency, convenience, and harmonious relationships in the siting of public facilities.

Policies:

- IV.I.1. Public facilities, such as utility substations, water storage or treatment plants, pumping stations, and sewer treatment plants, shall be located, designed, and maintained so that noise, light, glare, or odors associated with these facilities will not adversely affect nearby land uses. Building and landscaping materials that make these facilities compatible with neighboring properties shall be used.
- IV.I.2. Utility company rights-of-way shall be considered for use as public or private open space, trails, parkland, or other compatible recreational uses.
- IV.I.3. The City shall require all new electrical and communication facilities to be installed underground or, in the case of transformers, pad-mounted. The City shall actively promote the undergrounding of existing overhead facilities.
- IV.I.4. The City shall promote the clustering of public and quasi-public facilities such as schools, parks, libraries, child care facilities, and community activity centers. The City shall promote joint-use of public facilities, and agreements for sharing costs and operational responsibilities among public service providers.

IMPLEMENTATION PROGRAMS:

- IV.1. The City shall review and periodically update the City's *Water Master Plan* consistent with the land use patterns and densities/intensities specified in the *General Plan*.

Responsibility: City Council
Public Works Department

Time Frame: FY 92-93

- IV.2. The City shall develop and implement a water pipeline replacement and water meter replacement program.

Responsibility: Public Works Department

Time Frame: FY 92-93; ongoing

- IV.3. The City shall conduct a study of infiltration and inflow and other extraneous flows to the City's sewage treatment system and identify cost-effective repairs.

Responsibility: Public Works Department

Time Frame: FY 92-93; ongoing

- IV.4. The City shall review and periodically update the City's *Sewer Master Plan* consistent with the land use patterns and densities/intensities specified in the *General Plan*.

Responsibility: City Council
Public Works Department

Time Frame: FY 92-93; as needed

- IV.5. The City shall prepare, adopt, review, and periodically update a *Drainage Master Plan* consistent with the land use patterns and densities/intensities specified in the *General Plan*.

Responsibility: City Council
Public Works Department

Time Frame: FY 92-93; as needed

- IV.6. The City shall consider adoption of requirements for built-in fire suppression equipment in all new development.

Responsibility: City Council
Fire Department

Time Frame: FY 92-93

- IV.7. The City shall adopt an ordinance which addresses standards and requirements for undergrounding of both new and existing overhead electrical and communication utility lines.

Responsibility: City Council
Public Works Department
Planning Department

Time Frame: FY 92-93; 93-94

- IV.8. The City shall prepare, adopt, and periodically update a long-term Capital Improvements Program (CIP), that includes sewer, water, and drainage and other facility improvements.

Responsibility: City Council
City Manager
Public Works Department
Planning Department
Finance Department

Time Frame: FY 92-93; as needed

- IV.9. The City shall prepare, adopt, and implement a Source Reduction and Recycling Program which includes the following components:

- Waste Characterization
- Source Reduction
- Recycling
- Composting
- Solid Waste Facility Capacity
- Education and Public Information
- Funding
- Special Waste
- Household Hazardous Waste

Responsibility: City Council
Finance Department
Public Works

Time Frame: FY 92-93; on going

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SECTION V

RECREATIONAL AND CULTURAL RESOURCES

GOALS AND POLICIES:

Goal V.A: To establish and maintain a public park system and recreation facilities suited to the needs of Patterson residents and visitors.

Policies:

- V.A.1. The City shall prepare and adopt a *Parks Master Plan* which includes the following components:
- Locational standards
 - Preferred sites
 - Improvement and equipment standards
 - Development priorities
 - Financing mechanisms
 - Development of community activity centers
- V.A.2. The City shall establish a standard of five acres of developed parkland (combined neighborhood and community) per 1,000 residents.
- V.A.3. New development shall be required to assist in meeting the City's standard of five acres per 1,000 residents. To this end, the City shall require all new development to dedicate land, dedicate improvements, pay in-lieu fees, or a combination of these determined acceptable by the City, to the maximum extent authorized by law.
- V.A.4. The City shall pursue all available and appropriate county, state, and federal funding for the acquisition of parkland and the development of park facilities.
- V.A.5. Neighborhood parks shall be integrated into, and become focal points of, new residential neighborhoods. Pedestrian accessibility shall be emphasized.
- V.A.6. The City shall promote the development of one or more large-scale park complexes in Patterson.
- V.A.7. The City shall pursue joint-use of school facilities as a high priority for the development of new park and recreational facilities, especially for after-school activities.
- V.A.8. Parks shall be located, oriented, and designed in such a way as to facilitate security, policing, and maintenance.
- V.A.9. New high-activity-level parks and parks intended for night use shall be designed to buffer existing and planned surrounding residential uses from excessive noise, light, and other potential nuisances.

Recreational and Cultural Resources

- V.A.10. The City shall identify appropriate open spaces, including areas within the downtown and its western extension and along Salado Creek, for development of safe community activity areas.
- V.A.11. The City shall emphasize the use of drought-tolerant and drought-resistant landscaping in the development of City parks.
- V.A.12. The City shall assign high priority to the improvement and rehabilitation of parks in existing neighborhoods.
- V.A.13. The City shall encourage the use of open space and recreational uses as buffers between incompatible land uses.
- V.A.14. The City shall pursue the development of a citywide network of pedestrian and bicycle pathways.

Goal V.B: To promote the provision of private recreational facilities and opportunities.

Policies:

- V.B.1. The City shall promote the provision of private open space and recreation facilities in large-scale residential developments.
- V.B.2. The City shall promote the inclusion of private outdoor and indoor recreation facilities in large commercial/industrial projects as a benefit for employees and as a means of reducing demand on public facilities.
- V.B.3. The City may encourage the development of golf courses in conjunction with major new development projects.
- V.B.4. The City shall promote the development of commercial recreational facilities that meet community needs and complement public parks, facilities, and programs.

Goal V.C: To establish recreation programs suited to the broad needs and interests of all Patterson residents.

Policies:

- V.C.1. The City shall work with the Patterson Unified School District to develop and maintain a balanced recreation program which addresses the diverse needs of the various age and interest groups in Patterson.
- V.C.2. The City shall encourage and/or co-sponsor ethnic programs and activities of local interest.
- V.C.3. The City shall seek to develop a public swimming pool.

- V.C.4. The City shall ensure that residents of Patterson are given first priority for participation in City-sponsored recreation programs, activities, and leagues and use of City facilities for such activities.
- V.C.5. The City shall consider unique neighborhood needs in developing facilities and programs for indoor and outdoor activities.
- V.C.6. In the planning of recreation programs and facilities, the City shall promote the active involvement of all affected residents, including those with special needs, such as the physically disabled and the elderly.
- V.C.7. The City shall establish cooperative agreements with the Patterson Unified School District for the use of school facilities for City-sponsored recreation programs.

Goal V.D: To preserve and enhance Patterson's historical heritage.

Policies:

- V.D.1. The City shall set as a high priority the protection and enhancement of Patterson's historically and architecturally significant buildings.
- V.D.2. The City shall establish a historic district in the downtown area and along East Las Palmas Avenue and develop standards for preservation and rehabilitation of historic structures and compatible infill development. New development near designated historic landmark structures and sites shall be designed to be compatible with the character of the designated historic resource.
- V.D.3. The City shall work with property owners in seeking registration of historical structures and sites as State Historic Landmarks or listing on the National Register of Historic Sites.
- V.D.4. The City shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved intact, the City shall seek to preserve the building facades.
- V.D.5. Structures of historical, cultural, or architectural merit which are proposed for demolition shall be considered for relocation as a means of preservation. Relocation within the same neighborhood or to another compatible neighborhood shall be encouraged.
- V.D.6. The City shall explore the possibility of establishing a living history center or museum to focus on Patterson's agricultural heritage.

Goal V.F: To protect Patterson's Native American heritage.

Policies:

- V.F.1. The City shall refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory, Central California Information Center, at Stanislaus State University for review and comment.
- V.F.2. The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the California Archaeological Inventory, Central California Information Center, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist. City implementation of this policy shall be guided by Appendix K of the State CEQA Guidelines.

IMPLEMENTATION PROGRAMS:

- V.1. The City shall prepare and adopt a *Park Master Plan* that establishes goals, policies, and standards for the location, size, and level of development of all existing and proposed parks. The following definitions shall be used in the classification of parks:

Classification	Size
Mini-Park	1/2 to 3 Acres
Neighborhood	3 to 10 Acres
Community	10 to 50 Acres
Regional	50 or more Acres

Responsibility: City Council
City Manager
Parks and Recreation Department
Planning Department

Time Frame: FY 92-93

- V.2. The City shall regularly monitor county, state, and federal programs for funding of parkland acquisition, development, and rehabilitation. The City shall actively pursue funding for which it is qualified.

Responsibility: Planning Department
Parks and Recreation Department

Time Frame: Ongoing

- V.3. The City shall prepare, adopt, and periodically update a long-term Capital Improvement Program (CIP), that includes parks and recreational facilities.

Responsibility: City Council
City Manager
Parks and Recreation Department
Public Works Department
Planning Department
Finance Department

Time Frame: FY 92-93; as needed

Recreational and Cultural Resources

- V.4. The City shall enter into a joint-use agreement with the Patterson Unified School District that provides for use of school facilities for certain City-sponsored recreation programs.

Responsibility: City Manager
Parks and Recreation Department

Time Frame: FY 92-93

- V.5. The City shall undertake a study to identify possible locations for a public swimming pool, estimate costs, and identify financing alternatives.

Responsibility: City Manager
Parks and Recreation Department

Time Frame: FY 93-94

- V.6. The City shall adopt and implement an historical building code, as authorized by state law.

Responsibility: City Council
Planning Department

Time Frame: FY 93-94; 94-95

- V.7. The City shall amend the *Zoning Ordinance* to create a historical district in the historic downtown area, that establishes standards for preservation and rehabilitation of historic structures and compatible infill development.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

- V.8. The City shall investigate the purchase and rehabilitation of the historic Del Puerto Hotel for some public use as a means of preserving the structure.

Responsibility: City Manager

Time Frame: FY 92-93; ongoing

SECTION VI

NATURAL RESOURCES

GOALS AND POLICIES:

Goal VI.A: To protect water quality in the San Joaquin River and the area's groundwater basin.

Policies:

- VI.A.1. The City shall prohibit the establishment of any new septic systems within areas where City sewer and water service will be available in the foreseeable future.
- VI.A.2. The City shall seek the elimination of existing septic tanks in urbanized areas.
- VI.A.3. In reviewing major new development proposals, the City shall consider the project's potential for adversely affecting water quality in the San Joaquin River and the area's groundwater resources.
- VI.A.4. The City shall regularly monitor water quality in City wells for evidence of toxics, saltwater intrusion, and other contaminants.
- VI.A.5. The City shall utilize the CEQA process to identify and avoid or mitigate potential groundwater pollution problems resulting from new commercial and industrial development.
- VI.A.6. The City shall support efforts at the county, regional, and statewide levels to reduce runoff of toxic agricultural chemicals into Salado Creek and the San Joaquin River.
- VI.A.7. The City shall implement measures to minimize the discharge of sediment into Salado Creek and the San Joaquin River.

Goal VI.B: To promote the productivity of agricultural land surrounding Patterson and to prevent the premature conversion of agricultural land to urban uses.

Policies:

- VI.B.1. The City shall support the continuation of agricultural uses on lands designated for urban uses until urban development is imminent.
- VI.B.2. The City shall encourage the County to retain agricultural uses on lands surrounding the Planning Area and on lands within the Planning Area pending their annexation to the City or development by mutual agreement with the County.
- VI.B.3. The City shall support tax and economic incentives, at both the local and state levels, to enhance the economic competitiveness of agriculture.

Natural Resources

- VI.B.4. The City shall allow and encourage activities that support local agriculture such as farmers' markets, on-site sale of produce, and special events promoting local agricultural products.
- VI.B.5. The City shall allow cancellation of Williamson Act contracts only if the City Council finds that cancellation is consistent with state law.
- VI.B.6. The City shall adopt a right-to-farm ordinance.
- VI.B.7. The City shall support economic programs established by the County for farm preservation.
- VI.B.8. Where necessary to promote planned city growth, the City shall encourage development of those agricultural lands that are already compromised by adjacent urban development or contain property required for the extension of infrastructure or other public facilities, before considering urban development on agricultural lands that are not subject to such urban pressures.

Goal VI.C: To protect sensitive native vegetation and wildlife communities and habitat.

Policies:

- VI.C.1. The City shall encourage and support development projects and programs that enhance public appreciation and awareness of the natural environment.
- VI.C.2. The City shall support state and federal laws and policies to preserve populations of rare, threatened, and endangered species by ensuring that development does not adversely affect such species or by fully mitigating adverse effects.
- VI.C.3. Unless there are significant, overriding considerations, the City shall not approve projects that would cause unmitigatable impacts on rare, threatened, or endangered wildlife or plant species.
- VI.C.4. The City shall support and participate in local and regional attempts to restore and maintain viable habitat for endangered plant and animal species.
- VI.C.5. The City shall work with the California Department of Fish and Game in identifying a regional area or areas suitable for Swainson's Hawk habitat; this land should be designated as a potential mitigation land bank for impacts on existing habitat for these species.
- VI.C.6. The City, and other government agencies, shall investigate a mechanism for funding acquisition and management of lands in the potential mitigation land bank.
- VI.C.7. The City shall promote the use of native plants, especially valley oaks, for landscaping roadsides, parks, and private properties.
- VI.C.8. Golf course development shall incorporate, where feasible, areas of native vegetation and wildlife habitat.

Goal VI.D: To promote and, to the extent possible, improve air quality in Patterson and the region

Policies:

- VI.D.1. The City shall work with the San Joaquin Unified Air Pollution Control District in an effort to ensure the earliest practicable attainment and subsequent maintenance of federal and state ambient air quality standards.
- VI.D.2. The City shall utilize the CEQA process to identify and avoid or mitigate potentially significant air quality impacts of new development. The CEQA process shall also be utilized to ensure early consultation with the San Joaquin Unified Air Basin Authority concerning air quality issues associated with specific development proposals.
- VI.D.3. The City shall notify and coordinate with the San Joaquin Unified Air Basin Authority when industrial developments are proposed. Such coordination will assist applicants in complying with applicable air quality regulations and will assist the City in promptly identifying and resolving potential air quality problems.
- VI.D.4. Major intersections shall be designed to minimize long vehicle delays which result in carbon monoxide (CO) "hot spots."
- VI.D.5. The City shall, to the extent practicable, separate sensitive land uses from significant sources of air pollutants or odor emissions.
- VI.D.6. The City shall promote expansion of employment opportunities within Patterson to reduce commuting to areas outside Patterson.
- VI.D.7. The City should review development projects using criteria established by the San Joaquin Unified Air Pollution Control District in order to minimize future increases in vehicle travel and to assist in implementing appropriate indirect source regulations adopted by the Air Pollution Control District.

IMPLEMENTATION PROGRAMS:

VI.1. The City shall continue its program of routinely monitoring groundwater quality.

Responsibility: City Council
Public Works Department
Planning Department

Time Frame: Ongoing

VI.2. The City shall amend the *Zoning Ordinance* to allow both permanent and occasional farmers' markets in appropriate zoning districts.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

VI.3. The City shall adopt a right-to-farm ordinance.

Responsibility: City Council
Planning Department

Time Frame: Calendar Year 1992

VI.4. The City shall monitor the research and literature of agricultural-based public and private organizations in assessing methods to protect agricultural lands at the urban fringe.

Responsibility: Planning Department

Time Frame: Ongoing

VI.5. The City shall prepare and adopt a comprehensive landscape ordinance that includes planting requirements for screening, ground cover and trees, parking lot shading, acceptable irrigation systems, and water conservation measures, including drought-tolerant plants and drip irrigation systems. The landscape ordinance should also promote the use of native plants in new development where practicable.

Responsibility: City Council
Planning Department
Public Works Department

Time Frame: FY 92-93; 93-94

- VI.6. The City shall ensure that signalized intersections, when established in Patterson, are programmed to respond to actual traffic volumes.

Responsibility: Public Works Department

Time Frame: As needed

- VI.7. The City shall consider adopting an ordinance that requires that all stationary sources of air emissions, including residential fireplaces and woodburning stoves, to utilize the latest emissions control technology.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94

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SECTION VII

HEALTH AND SAFETY

GOALS AND POLICIES:

Goal VII.A: To prevent loss of life, injury, and property damage due to geologic and seismic hazards.

Policies:

- VII.A.1. The City shall require preparation of geotechnical reports and impose appropriate mitigation measures to ensure, within the limits of technical and economic feasibility, that new structures are able to withstand the effects of seismic activity, including liquefaction.
- VII.A.2. Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces in accordance with state requirements.

Goal VII.B: To prevent loss of life, injury, and property damage due to flooding.

Policies:

- VII.B.1. The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that its regulations are in full compliance with standards adopted by the Federal Emergency Management Agency.
- VII.B.2. New residential development, including mobilehomes, shall be constructed so that the lowest floor is at least 12 inches above the 100-year flood level.
- VII.B.3. Non-residential development shall be anchored and flood-proofed to prevent damage from the 100-year flood or, alternatively, elevated to at least 12 inches above the 100-year flood level.
- VII.B.4. Existing development shall comply with policies B.2. and B.3. when improvements are made costing at least 50 percent of the estimated current market value of the structure before the improvements.
- VII.B.5. Construction of storm drainage improvements shall be required, as appropriate, to prevent flooding during periods of heavy rainfall.
- VII.B.6. The City shall impose appropriate conditions on grading projects performed during the rainy season to ensure that silt is not conveyed to storm drainage systems.

Goal VII.C: To prevent loss of life, injury, and property damage due to wildland and structural fires, explosions and release of hazardous materials.

Policies:

VII.C.1. The City shall require that new development provides all necessary water service, fire hydrants, and roads consistent with Fire Department standards.

VII.C.2. The City shall ensure that adequate water fire-flows are maintained throughout the city and shall regularly monitor fire-flows to ensure adequacy. New development shall comply with the following minimum fire-flow rates:

Development Category	Gallons Per Minute
Single-Family Residential	1,000
Multi-Family Residential	1,500
Principal Business District	2,500
Industrial/Other Business Districts	3,000 to 6,000

VII.C.3. The Fire Department shall maintain an ongoing fire and life safety inspection program for all public, commercial, and industrial buildings.

VII.C.4. All new development shall be constructed according to fire safety and structural stability standards contained in the latest adopted *Uniform Fire and Building Codes* and related regulations.

VII.C.5. The City shall minimize the dependence of new commercial and industrial developments on City firefighting personnel and equipment by requiring on-site fire suppression systems which include sprinklers and pumps, as deemed necessary.

VII.C.6. The City shall require property owners to remove fire hazards, including vegetation, hazardous structures and materials, and debris, as directed by the Fire Department.

VII.C.7. The City shall ensure that new development provides for adequate fire equipment access and, where appropriate, includes the use of fire-resistant landscaping and building materials.

VII.C.8. In cooperation with the Stanislaus County Health Department, the City shall require testing for contamination in areas suspected as potentially hazardous and shall require that remediation of hazardous areas takes place prior to development.

Goal VII.D: To ensure that City emergency response procedures are adequate in the event of natural or man-made disasters.

Policies:

- VII.D.1. The City shall maintain, periodically update, and test the effectiveness of its Emergency Response Plan. As part of the periodic update, the City shall review county and state emergency response plans and procedures to ensure coordination with the City's plan.
- VII.D.2. The City shall identify emergency access routes and shall ensure that they are kept free of traffic impediments.
- VII.D.3. The City shall identify alternative water sources for firefighting purposes for use during a disaster.
- VII.D.4. Critical emergency response facilities such as hospitals, fire, police, emergency service facilities, and utilities shall be sited to minimize their exposure to flooding, seismic effects, fire, or explosion.
- VII.D.5. The City shall designate and develop a command center for use during times of emergency.
- VII.D.6. The City shall maintain mutual aid agreements and communications links with surrounding jurisdictions for assistance during times of emergency.

Goal VII.E: To protect city residents from the harmful and undesirable effects of excessive noise.

Policies:

- VII.E.1. New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table II-3, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table II-3.
- VII.E.2. Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table II-3 as measured immediately within the property line of lands designated for noise-sensitive uses. This policy does not apply to noise sources associated with agricultural operations on lands zoned for agricultural uses.

TABLE II-3

**NOISE LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS
AFFECTED BY OR INCLUDING NON-TRANSPORTATION SOURCES**

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , Db	50	45
Maximum level, Db	70	65

Each of the noise levels specified above shall be lowered by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

- VII.E.3. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table II-3 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. (Requirements for the content of an acoustical analysis are identified in Table II-4.) (Note: For the purposes of these noise policies, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Other noise sources are presumed to be subject to local regulations, such as a noise control ordinance.)

TABLE II-4

REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the noise policies of the *General Plan* shall:

- A. Be the responsibility of the applicant.
- B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- D. Estimate existing and projected (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table II-3, and compare those levels to the adopted policies of the Noise Element.
- E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the noise section of the *General Plan*. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
- G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

-
- VII.E.4. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure II-1.
 - VII.E.5. New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table II-5, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table II-5.
 - VII.E.6. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table II-5 at outdoor activity areas or interior spaces of existing noise-sensitive land uses in either the incorporated or unincorporated areas.

- VII.E.7. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table II-5 or the performance standards of Table II-3, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.
- VII.E.8. Where noise mitigation measures are required to achieve the standards of Tables II-3 and II-5, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall only be considered a supplemental means of achieving the noise standards after all practical design-related noise mitigation measures have been integrated into the project.

TABLE II-5

MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	$L_{dn}/CNEL$, Db	$L_{dn}/CNEL$, db	L_{eq} , Db ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 ³	--	40
Office Buildings	60 ³	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ Where it is not possible to reduce noise in outdoor activity areas to 60 Db $L_{dn}/CNEL$ or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 Db $L_{dn}/CNEL$ may be allowed, provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.


FIGURE II-1
LAND USE NOISE COMPATIBILITY
GUIDELINES FOR DEVELOPMENT

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L_{dn} OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
TRANSIENT LODGING - MOTELS, HOTELS	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES, SPORTS ARENAS	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Clearly Unacceptable	Clearly Unacceptable
PLAYGROUNDS, NEIGHBORHOOD PARKS	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Clearly Unacceptable	Clearly Unacceptable

INTERPRETATION

 **NORMALLY ACCEPTABLE**

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

 **CONDITIONALLY ACCEPTABLE**

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

 **NORMALLY UNACCEPTABLE**

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and the needed noise insulation features included in the design.

 **CLEARLY UNACCEPTABLE**

New construction or development should generally not be undertaken.

Goal VII.F: To prevent crime and promote the protection of people and property.

Policies:

- VII.F.1. The Police Department shall provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.
- VII.F.2. The City shall encourage the use of physical site planning as an effective means of preventing crime. Developers shall design open spaces, parking lots, parks, play areas, and other public spaces so they can be under continuous surveillance by residents. To this end, the Police Department shall participate in the development review process to ensure that crime prevention considerations are incorporated in the design of residential, commercial, industrial, and public facility projects.
- VII.F.3. The City shall provide and maintain an adequate level of police equipment and personnel consistent with city growth and development.

IMPLEMENTATION PROGRAMS:

- VII.1. The City shall adopt the most current editions of the *Uniform Building, Uniform Fire, Uniform Plumbing, Mechanical, and National Electric Codes*.

Responsibility: Public Works Department
Fire Department

Time Frame: Ongoing

- VII.2. The Fire Department shall endeavor to inspect commercial and industrial buildings annually in conjunction with issuance and renewal of business licenses.

Responsibility: Fire Department

Time Frame: Annually

- VII.3. The City shall periodically update the City's Emergency Response Plan.

Responsibility: City Council
City Manager
Public Works Department
Police Department
Fire Department

Time Frame: FY 92-93; every two years thereafter

- VII.4. The City shall periodically conduct tests of its emergency response procedures.

Responsibility: City Council
City Manager
Police Department
Fire Department

Time Frame: FY 93-94; every two years thereafter

- VII.5. The City shall review and revise as necessary its noise control ordinance to regulate existing noise sources.

Responsibility: City Council
Planning Department

Time Frame: As needed

- VII.6. Prior to approval of a noise-sensitive use exposed to existing or projected noise exceeding the standards of the *General Plan*, an acoustical analysis shall be required. The acoustical analysis shall comply with the requirements set out in Table II-4 of the *Policy Document*.

Responsibility: City Council
Planning Department

Time Frame: Ongoing

- VII.7. The City shall enforce state noise insulation standards (*California Administrative Code*, Title 24) and Chapter 35 of the *Uniform Building Code* (UBC). Title 24 requires that an acoustical analysis be prepared for all new developments of multi-family dwellings, condominiums, hotels and motels proposed for areas within the 60 Db L_{dn} contour of a major noise source for the purpose of documenting that an acceptable interior noise level of 45 Db L_{dn} or below will be achieved. UBC Chapter 35 requires that common wall and floor/ceiling assemblies within multi-family dwellings comply with minimum standards for the transmission of airborne sound and structure-borne impact noise.

Responsibility: Planning Department
Building Department

Time Frame: Ongoing

- VII.8. The City shall develop and employ procedures to monitor compliance with noise mitigation standards after projects are completed.

Responsibility: Planning Department
Building Department

Time Frame: Ongoing

- VII.9. The City shall develop procedures to check compliance of proposed buildings with the California State Noise Insulation standards and noise-related provisions of the *Uniform Building Code*. Procedures shall also be implemented to check for consistency between building plans and any specifications for noise mitigation measures identified in required noise studies.

Responsibility: Planning Department
Building Department

Time Frame: FY 93-94; 94-95

Health and Safety

VII.10. The Police Department shall continue to provide neighborhood security and crime prevention information and training to neighborhood groups and homeowner's associations.

Responsibility: City Manager
Police Department

Time Frame: Ongoing

SECTION VIII

CITY DESIGN, STRUCTURE, AND AESTHETICS

GOALS AND POLICIES:

Goal VIII.A: To promote the development of a coherent and distinctive physical form and structure that reflects Patterson's small-town qualities and agricultural heritage.

Policies:

- VIII.A.1. The City shall endeavor to maintain and enhance the distinctiveness and integrity of neighborhoods and districts in Patterson.
- VIII.A.2. The City shall seek to preserve the vital qualities of existing, stable residential neighborhoods and shall promote the development of new residential neighborhoods with these same qualities.
- VIII.A.3. The City shall use the circulation system and the pedestrian and bicycle pathway system as important structural elements to link and define neighborhoods and districts in Patterson.
- VIII.A.4. The City shall promote the development of a well-defined, pedestrian-oriented downtown as the center of Patterson's commercial, civic, and cultural life.
- VIII.A.5. The City shall use Patterson's historic urban forms as the basis for the western extension of the downtown commercial/civic core and surrounding residential neighborhoods.
- VIII.A.6. The City shall create a continuous scenic corridor lined with palm trees extending along East Las Palmas Avenue from near the San Joaquin River west along Las Palmas Avenue through downtown to its planned intersection with Sperry Avenue and then west along Sperry Avenue to Interstate 5.
- VIII.A.7. The City shall seek to maintain a distinct agricultural definition to the urban edge of the city as a means of emphasizing Patterson's small-town qualities and agricultural heritage.

Goal VIII.B: To create a well-defined, pedestrian-oriented downtown which serves as the center of Patterson's commercial, civic, and cultural life.

Policies:

- VIII.B.1. The City shall promote the development of a well-defined, pedestrian-oriented downtown by preserving and enhancing the existing downtown and by extending the grid and radial street pattern of the existing historic downtown to the west. The downtown shall include commercial, civic, residential, cultural, and recreational uses, and shall serve all segments of the community. The commercial/civic core of downtown shall be defined as the existing downtown area focused on the circle and its extension west along Las Palmas Avenue to its planned intersection with Sperry Avenue. The existing downtown commercial/civic core

and its western extension shall be functionally and visually linked so they operate to the maximum extent possible as a single commercial/civic district.

- VIII.B.2. The City shall develop civic/community center facilities and a plaza in the western extension of downtown.
- VIII.B.3. The City shall encourage the concentration and intensification of urban uses, including residential uses, in the downtown and its western extension as a means of increasing pedestrian activity and providing support for commercial and civic activities in the downtown.
- VIII.B.4. Buildings located in the downtown and its western extension should, as much as possible, be sited so they front directly on streets. The amount of street frontage devoted to parking lots should be minimized, particularly along Las Palmas Avenue and Ward Avenue and around the plaza.
- VIII.B.5. The City shall allow for the development of paved alleys in the grid street pattern in the western extension of downtown. Secondary residential units will be permitted with primary access through alleys.
- VIII.B.6. The design of commercial, office, and civic uses in the western extension of downtown should reflect and complement the architectural and historical character of the existing downtown.
- VIII.B.7. The City shall take the lead in upgrading the visual quality of the streets in the existing downtown area.
- VIII.B.8. The City shall promote the enhancement of the overall quality of development along Highway 33 through infill and private and public redevelopment, as necessary.

Goal VIII.C: To preserve existing community character and fabric and promote the development of neighborhoods and districts that emphasize pedestrian convenience.

Policies:

- VIII.C.1. In approving new or infill development, the City shall respect existing neighborhood scale and character.
- VIII.C.2. The City shall promote the creation of well-defined residential neighborhoods in newly-developing areas. Each of these neighborhoods should have a clear focal point, such as a park, school, or other open space and community facility, and should be designed to promote pedestrian convenience. To this end, the City shall encourage the use of existing Patterson neighborhoods, including the grid street system, as models for the planning and design of new residential neighborhoods.

- VIII.C.3. New commercial and office development should promote pedestrian convenience, especially in the downtown and its western extension.

Goal VIII.D: To maintain and enhance the quality of the Patterson's landscape and streetscape.

Policies:

- VIII.D.1. The City shall endeavor to protect the tree canopy created by mature trees in existing developed areas and in newly developing areas.
- VIII.D.2. The City shall require that all new development incorporate the planting of trees and other vegetation that extend the vegetation pattern of older adjacent neighborhoods into new development.
- VIII.D.3. The City shall extend and reinforce major street tree/boulevard plantings to enhance the visual character of special and important streets within Patterson.
- VIII.D.4. The City shall identify appropriate streets for inclusion of landscaped medians.

IMPLEMENTATION PROGRAMS:

- VIII.1. The City shall prepare and adopt an urban design plan for the existing downtown and its western extension. This plan shall include standards, guidelines, and suggestions for upgrading the existing downtown and extension of the existing downtown urban patterns to the west. The western downtown extension shall replicate the urban form and character of the existing downtown, including such elements as circular streets, radial streets, and the grid street pattern with alleys. The plan shall also include guidelines to ensure that the design of commercial, office, and civic uses in the western downtown extension reflect and complement the architectural and historical character of the existing downtown.

Responsibility: City Council
Planning Department

Time Frame: FY 93-94; 94-95

SECTION IX

ADMINISTRATION AND IMPLEMENTATION

GOALS AND POLICIES:

Goal IX.A: To provide for the ongoing administration and implementation of the General Plan.

Policies:

- IX.A.1. The City shall review the *General Plan Policy Document* every two years and revise it as deemed necessary.
- IX.A.2. The *General Plan* shall be amended no more than four times per year. Each amendment, however, may include multiple changes.
- IX.A.3. The City shall conduct a major review of the *General Plan*, including the *Policy Document* and *Background Report*, every five years and revise it as deemed necessary.
- IX.A.4. The City shall prepare, adopt, and periodically update a five-year Capital Improvement Program (CIP). The CIP shall be reviewed for its consistency with the *General Plan*.
- IX.A.5. The City shall review and amend, as necessary, the *Zoning Ordinance* and *Subdivision Ordinance* to ensure consistency with the *General Plan*.

IMPLEMENTATION PROGRAMS:

- IX.1. The Planning Commission shall review the *General Plan Policy Document* every two years, focusing principally on actions undertaken in the previous two years to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the *General Plan*. This review shall also be used to satisfy the requirements of *Public Resources Code* §21081.6 for a mitigation monitoring program.

Responsibility: Planning Commission
Planning Department

Time Frame: FY 94-95; every two years thereafter

- IX.2. The City shall conduct a major review of the *General Plan*, including the *Policy Document* and *Background Report*, every five years and revise it as deemed necessary.

Responsibility: City Council
Planning Department

Time Frame: FY 96-97; every five years thereafter

- IX.3. The City shall prepare, adopt, and periodically update a Capital Improvements Program (CIP).

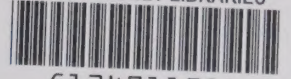
Responsibility: City Council
City Manager
City Department Heads

Time Frame: FY 92-93; as needed

- IX.4. The City shall review and amend, as necessary, the *Zoning Ordinance* and *Subdivision Ordinance* to ensure consistency with the *General Plan*.

Responsibility: City Council
Planning Department

Time Frame: FY 92-93; 93-94



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